



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

JANUARY 21, 2015

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Alvin I. Fisher, Jr., Chairman
Richard C. Antelli
Daniel P. Barletta, DDS
Christine R. Burke
James R. Cady
William E. Selke
Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney
John Gauthier, P.E., Associate Engineer
Scott R. Copey, Planner
Michelle M. Betters, Planning Board Secretary

Absent

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

1. Applicant: Fallmarc Development, LLC
 Location: 75 Peck Road
 Request: Minor subdivision approval for the Stonewood Manor North
 subdivision, consisting of 3 lots on approximately 2.62 acres
 Zoning District: R1-44 (Single-Family Residential)
 Mon. Co. Tax No.: 058.01-02-001.1 & 058.01-02-001.211

Motion by Mr. Barletta, seconded by Mr. Antelli, to continue the application to the February 18, 2015, meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED
TO FEBRUARY 17, 2015, MEETING**

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New Business

None

SITE PLANS

Old Business

1. Applicant: Whirlwind Properties, LLC
Location: 99 Ling Road
Request: Site plan approval for a proposed addition (one story; 13,375± total square feet) to an existing industrial building, and a proposed expansion of an existing parking lot, with related utilities, grading, and landscaping, on approximately 5.0 acres
Zoning District: IL (Light Industrial)
Mon. Co. Tax No.: 046.020-03-14.1

The following is a synopsis of the discussion pertaining to the above-referenced request:

Greg McMahon, P.E., McMahon-LaRue Engineers; and Carl Cornell, Chief Engineer, Whirlwind Properties, presented the application.

Mr. McMahon: I will pick up where we left off from last meeting. There were some comments from the Fire Marshal, and we have resolved those issues. They wanted additional access around the building; after further review, there was no additional access required. The Fire Marshal also asked for an additional hydrant. We have agreed to install a wall hydrant on the inside wall of building, adjacent to the parking lot; the wall hydrant satisfies the requirements of the fire code. There were some concerns from the neighbors that some buffering would be removed. We have run some tests, and the soil is good for infiltration. We came up with some revised plans, and met with the Town's engineers; we are proposing to eliminate the bio-retention area near the rear of the site. We are going to do an infiltration trench, about three feet in width. This will go around the perimeter, in addition to what we have proposed out in front of the building. This will enable us to keep the existing trees and just take out a small amount of brush. Those were the key issues. We appeared before the Board of Zoning Appeals last night, and received approvals.

Mr. Copey: The Board of Zoning Appeals asked the Planning Board to pay particular attention to the buffering of the neighbors to the south, and to drainage concerns. We met with Mr. McMahon to go over the new plan on drainage, which greatly reduces the amount of clearing and leaves intact the vast majority of vegetation that is there now.

Mr. Gauthier: We can accomplish the objective of the drainage and still generally comply with what our rules require. We also will demonstrate green infrastructure that we like to see. I'm happy with the concept, and it has favorable soils for accomplishing infiltration.

Patty McPhelmy, 4 Amalia Court: We did meet with the engineer in the hall, and he showed us the drawing. If that is what actually happens, we are all in agreement that it is fine. It would protect the buffer and reduce the water issues.

Mr. Selke: I looked at site. In the summertime, I don't think that you'll have to worry about seeing the building, but there were a couple of holes where maybe a pine tree could be put in to fill in that space. Maybe the owner could put some in?

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Mr. McMahon: The owner would be willing to consider it; we don't want to get into a major planting project.

Mr. Schiano: You can work with the Town's staff on that.

Mr. Sofia: This was a nice culmination between the developer and neighbors and we appreciate that.

Mr. Fisher: I notice on the site adjacent to the apartment complex that there is an area that is totally open. Near the building, there is a row of arborvitaes. Now that the building is going to be extended further southward, I would like to see—again, working with the Town's staff—some arborvitaes planted along that area, close to the apartments, in the vicinity of where the recreation building is.

Larry Spear: My sister lives behind the proposed site. I would like to note that there is a lot of water there. Will this new trench help with that problem?

Mr. Fisher: One of our requirements is that there would be no additional water that goes off the site; a second requirement is to try to reduce by up to 30% the maximum flow of water off the site. With these soils, the water will be infiltrated into the ground.

Mr. Gauthier: The difficulty that we have here is that we are asking the developer not to clear the buffer area. If that's where the water is sitting, then we can't have it be both; it has to be for either buffering or drainage. This will offer a little bit of help and maybe a little better path, but you can't expect too much improvement in the surface water situation if we are not clearing the area. The message that the Board is giving to the developer is to keep the buffer.

Mr. Fisher: Any water that would sheet drain to your property will be intercepted by this trench; the rate of flow has been reduced.

Mr. Barletta made the following motion, seconded by Mr. Antelli:

WHEREAS Whirlwind Properties, LLC (the "Applicant") has submitted a proposal (the "Proposal") to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting, relative to property generally located at 99 Ling Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. According to New York State Environmental Conservation Law, Article 8 (State Environmental Quality Review Act), and and 6 NYCRR Part 617, the implementing regulations therefore (the "SEQR Regulations"), the Proposal is classified as an Unlisted action.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, One Vince Tofany Boulevard, at which time all persons and organizations in interest were heard. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
3. The Planning Board has considered carefully an Environmental Assessment Form ("EAF") and supplementary information prepared by the Applicant and the Applicant's representatives, including, but not limited to, supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").

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4. The Planning Board has considered carefully additional information and comments that resulted from telephone conversations, meetings, or written correspondence from or with the Applicant and the Applicant's representatives.
5. The Planning Board has considered carefully information, recommendations, and comments that resulted from telephone conversations, meetings, or written correspondence from or with various involved and interested agencies, including, but not limited to: the Monroe County Department of Planning and Development; and various Town staff members.
6. The Planning Board has considered carefully information, recommendations, and comments that resulted from telephone conversations, meetings, or written correspondence from or with nearby property owners and all other comments submitted to the Planning Board as of this date.
7. The Environmental Analysis examined the principal relevant issues, along with other relevant issues, associated with the Proposal.
8. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
9. The Planning Board has met the procedural and substantive requirements of the SEQR Regulations.
10. The Planning Board has considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in Section 617.7(c) of the SEQR Regulations.
11. The Planning Board has considered carefully the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
12. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
13. The Planning Board has made a careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
14. Consistent with social, economic and other essential considerations from among the reasonable alternatives thereto, the Proposal minimizes or avoids adverse environmental effects to the maximum extent practicable.
15. Consistent with social, economic and other essential considerations, to the maximum extent practicable, potential adverse environmental effects revealed in the environmental review process will be minimized or avoided by the Applicant's voluntary incorporation of mitigate measures that were identified as practicable.

NOW, THEREFORE, be it

RESOLVED that, pursuant to the SEQR Regulations, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant principal and other issues, the Planning Board's own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Planning Board determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

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VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED

Mr. Barletta then made the following motion, seconded by Mr. Sofia, to approve the Proposal, subject to the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. Approval is for only those items identified as "new" or "proposed" on the site plan. Granting approval of this site plan does not supersede any other conditions imposed by the Town of Greece or any other agency. A note to this effect shall be added to the plan.
3. Any Town of Greece approval or permit for the Premises does not relieve the Applicant, developer, or owner of the Premises from obtaining all other town, county, state, or federal government approvals or permits that are required for the Premises. A note that indicates this requirement shall be added to the plan.
4. The locations, quantities, species, and sizes of landscaping in the parking areas and around all buildings shall be shown on the plan for review and approval by the Planning Board staff.
5. The landscaping on the Premises shall be maintained by the current owner of the Premises, and by any future owner. The owner of the Premises shall replace any dead plants with the same species or a similar species. The replacement plant shall be no smaller than the previous plant when it originally was installed. A note that indicates these requirements shall be added to the plan.
6. Prior to the issuance of a Final Certificate of Occupancy for the Premises, The Applicant shall provide certification verifying proper installation of landscape areas on the site in accordance with the landscape plan approved by the Planning Board, and in accordance with the Town's Landscape Guidelines for Development. Such certification shall be on the certification form provided in such guidelines and shall be completed by a New York State Licensed Landscape Architect or Certified Nursery Professional. A note that indicates these requirements shall be added to the plan.
7. All heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view. If the HVAC equipment is or will be roof-mounted, the screening for such HVAC equipment shall be visually compatible with the proposed building(s), and shall be shown on the architectural elevations of the building(s). If the HVAC equipment is or will be ground-mounted, its location shall be shown on the site plan. Evidence that such HVAC equipment is or will be screened shall be submitted for review and approval by the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.

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8. The exterior appearance (that is, materials, colors, and architectural style) of the proposed addition shall be the same on all sides of the proposed addition and shall be visually compatible with the existing building. As offered and agreed by the Applicant, such materials and colors shall be metal siding and concrete masonry units (in the tan color family) to match the existing facility. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed addition, and shall be filed with the site plan.
9. The locations, heights, and types of outdoor lighting fixtures shall be shown on the plan. If none are proposed, a note to this effect shall be added to the plan.
10. Details or catalogue cuts of the proposed light fixtures and standards shall be added to the plan.
11. Light spill shall be contained on the Premises. Outdoor light sources shall be aimed or shielded so that they are not visible when viewed from off the Premises, and so that light spill is cast only downward onto the Premises. Exempt from this requirement are low-wattage or low-voltage lights that are located near the principal entrance to a building, and low-wattage or low-voltage lights, not higher than 42 inches above grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
12. Snow storage areas shall be identified on the plan.
13. The locations of the designated fire lanes shall be shown on the Site Plan.
14. Permanently mounted "No Parking – Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
15. The locations of all exterior doors shall be shown on the plan. All exterior doors shall be connected by a sidewalk to an acceptable fire safety zone.
16. No building permits shall be issued unless and until the Applicant executes an agreement for maintenance of the proposed storm water management pond. Such agreement shall be subject to approval by the Planning Board's Attorney and the Commissioner of Public Works.
17. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared and provided to the Town for review.
18. No building permits shall be issued unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk.
19. No building permits shall be issued unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
20. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Deputy Commissioner of Public Works for Engineering.
21. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
22. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.

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23. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
24. As offered and agreed by the applicant, the applicant shall work with the Town's staff to determine where five or six conifer trees could be placed to enhance the existing vegetated buffer along the south property line.
25. As offered and agreed by the applicant, the applicant shall work with the Town's staff to extend the existing row of arborvitaes along the east property line in the vicinity of the apartment complex clubhouse.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Cady	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED
APPLICATION APPROVED

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SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

CODE ENFORCEMENT

ADJOURNMENT: 7:35 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Alvin I. Fisher, Jr., Chairman

Date: _____